LINDEN STREET APARTMENTS
BY WEST BROAD INVESTMENTS
PROPOSED CONCEPTUAL SITE PLAN

CITY OF BETHLEHEM, NORTHAMPTON COUNTY
PENNSYLVANIA

SITE DATA

PARCEL 1
OWNER: WEST BROAD INVESTMENTS LLC
PARCEL ID: M7 2 8 0204
ADDRESS: 3412 LINDEN STREET
AREA: 22,095 S.F. (0.5072 A.C.)

PARCEL 2
OWNER: WEST BROAD INVESTMENTS LLC
PARCEL ID: M7 2 9 0204
ADDRESS: 3410 LINDEN STREET
AREA: 21,200 S.F. (0.4867 A.C.)

TOTAL AREA=43,295 SF (0.9939 AC)

LINEAL FEET OF NEW STREETS – 0 L.F.

WATER SUPPLY – PUBLIC
SEWER – PUBLIC

ZONING DATA

RG MEDIUM DENSITY RESIDENTIAL

PROPOSED USE: MULTI FAMILY DWELLINGS (APPROVED USE)

MINIMUM LOT SIZE: 43,560 SF

PROPOSED LOT SIZE: 43,295 SF

MINIMUM LOT AREA PER DWELLING: 4,000 SF
PROPOSED AREA PER DWELLING: 2,886 SF

MINIMUM LOT WIDTH: 100 FT

MINIMUM YARD SETBACKS:

FRONT 40 FT
SIDE 25 FT
REAR 60 FT

MAXIMUM BUILDING COVERAGE: 70%
EXISTING: 6.86%
PROPOSED: 16%

MAXIMUM IMPERVIOUS COVERAGE: NA

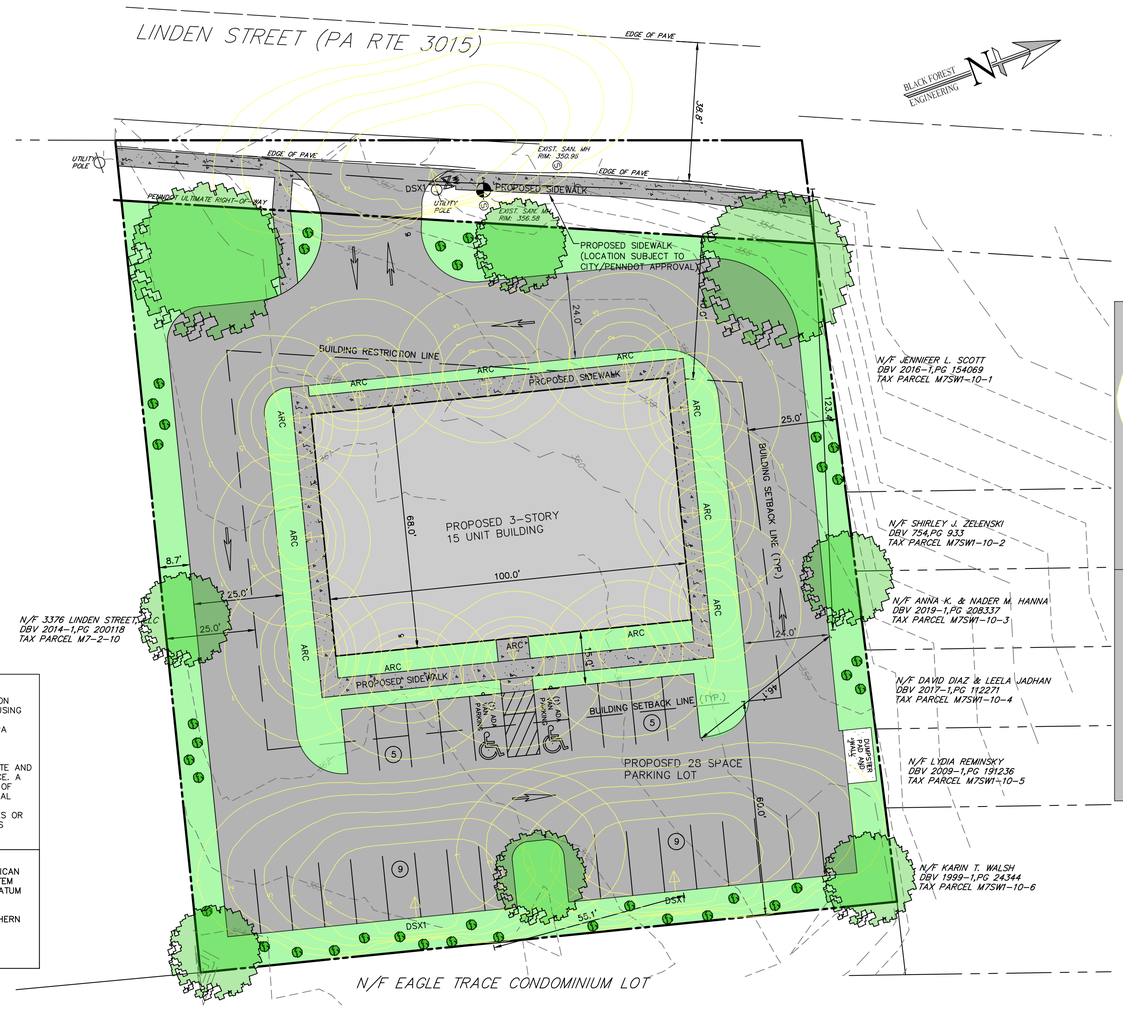
MAXIMUM BUILDING HEIGHT: 3 STORIES (40FT)
PROPOSED: 3 STORIES

EXISTING Legend

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- BUILDING RESTRICTION LINE
- EXISTING EDGE OF PAVE
- EXISTING VEGETATION
- EXISTING CENTERLINE
- EXISTING ROAD PAVEMENT
- EXISTING SIDEWALK
- EXISTING STRUCTURE
- EXISTING ADJOINER
- EXISTING GAS LINE
- EXISTING SANITARY LINE
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING CURB
- EXISTING FENCE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING ELECTRIC POLE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING IRON PIN
- EXISTING CONTROL POINT
- EXISTING TEST PIT
- EXISTING INLET

PROPOSED Legend

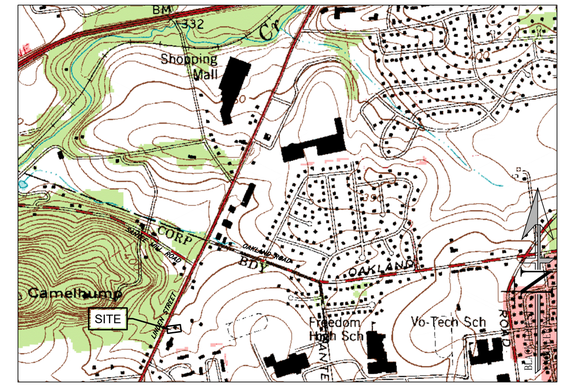
- PROP. PROPERTY LINE
- PROP. TRACT LINE
- PROP. RIGHT-OF-WAY
- PROP. EASEMENT
- PROP. BUILDING RESTRICTION LINE
- PROP. FENCE
- PROP. TREE LINE
- PROP. CENTERLINE
- PROP. SIDEWALK
- PROP. CURB
- PROP. DRIVEWAY
- PROP. CONTOUR MAJOR
- PROP. CONTOUR MINOR
- PROP. GAS LINE
- PROP. GAS LATERAL LINE
- PROP. SANITARY LINE
- PROP. SANITARY LATERAL LINE
- PROP. STORM LINE
- PROP. WATER LINE
- PROP. WATER LATERAL LINE
- PROP. DRAINAGE PATH
- PROP. MONUMENTATION
- PROP. UTILITY POLE
- PROP. SANITARY MANHOLE
- PROP. CLEANOUT
- PROP. VENT
- PROP. STORM MANHOLE
- PROP. INLET
- PROP. SIGN
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WELL
- PROP. GAS VALVE
- PROP. TREE
- PROP. BENCHMARK
- PROP. CONCRETE WHEELSTOP
- PROP. BUILDING/STRUCTURE
- PROP. DRIVEWAY



SURVEY NOTES:
1. THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED ON MARCH 20, 2021 BY BLACK FOREST ENGINEERING LLC USING A TOTAL STATION AND GPS UNIT.
2. THE BEARING AND COORDINATE SYSTEM IS BASED ON PA STATE PLANE SOUTH ZONE, NAD83.
3. THE SHOWN ELEVATIONS ARE BASED ON USGS NORTH AMERICAN VERTICAL DATUM OF 1988.
4. UTILITY LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND HAVE BEEN BASED ON VISIBLE ABOVE-GROUND EVIDENCE. A CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF ALL UTILITIES SHOWN ON THIS PLAN AND ANY ADDITIONAL EXISTING UTILITIES NOT SHOWN ON THIS PLAN.
5. BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES OR CURVE INFORMATION HAVE BEEN FIELD VERIFIED BY THIS SURVEY.

BENCHMARK FOR THIS PLAN
VERTICAL CONTROL IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BEARING SYSTEM BASED UPON THE PENNSYLVANIA NORTH AMERICAN DATUM OF 1983, SOUTH ZONE, US FOOT (PA-NAD83).

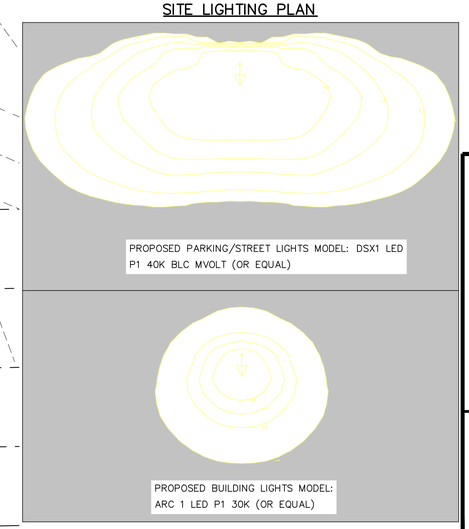
1. EXISTING TOP SANITARY SEWER MANHOLE AT SOUTHERN INTERSECTION OF DRIVEWAY AND LINDEN STREET. ELEV.=356.58



LOCATION MAP

USGS NAZARETH QUADRANGLE
SCALE: 1"=1000'

SITE LIGHTING PLAN



LIGHTING SCHEDULE

KEY	COMPANY	PRODUCT NAME	QTY
ARC	LITHONIA	ARC 1 LED P1 30K	12
DSX	LITHONIA	DSX1 LED P1 40K BLC MVOLT	3

"CALL BEFORE YOU DIG"
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

BLACK FOREST ENGINEERING, LLC
2455 BLACK FOREST DRIVE
COPLAY, PA 18037

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SEAL:

JOSEPH E. RENTKO, P.E. #PE085609
2455 BLACK FOREST DRIVE
COPLAY, PA 18037
570-239-4499

REV:	DESCRIPTION:	BY	DATE
01	XXX	XXX	XX-XX-XX

PROJECT TITLE:
3410 & 3412 LINDEN STREET

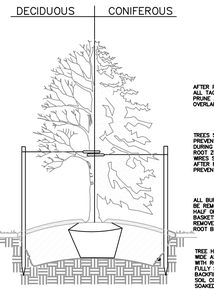
PROJECT OWNER:
WEST BROAD INVESTMENTS LLC
1853 SCHADT AVE
WHITEHALL, PA 18052

PROJECT LOCATION:
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

PLAN TITLE:
SITE PLAN

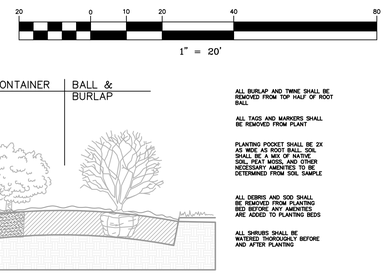
SCALE:	DATE:	DRAWN:	CHECKED:
1"=20'	10/27/21	JER	JER

PROJECT NO.	DRAWING NO.	REVISION:
0138	1 OF 1	00



TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

PARKING REQUIREMENT

1.75 SPACES PER MULTI FAMILY UNIT
15 UNITS x 1.75 = 27 SPACES REQ'D
(28 PROVIDED)

REQUIRED LANDSCAPING:

1. LANDSCAPE AREAS EQUAL TO 10 PERCENT OF THE OFFSTREET PARKING AREA SHALL BE PROVIDED.
APPROX PARKING AREA=10,000 SF
REQ'D LANDSCAPE AREA=1,000 SF

2. LANDSCAPE AREAS EQUAL TO 10 PERCENT OF THE MULTIFAMILY BUILDING AREA SHALL BE PROVIDED.
APPROX BUILDING AREA=6,800 SF
REQ'D LANDSCAPE AREA=680 SF

TOTAL REQ'D LANDSCAPE AREA=1,680 SF

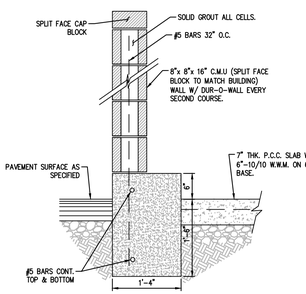
PROVIDED LANDSCAPE AREA=3,700 SF
PLUS 8 PROPOSED TREES

PROPOSED TREE

PROPOSED SHRUB

NOTES

1. REFER TO SITE PLAN FOR LANDSCAPED AREAS.



NOTE:
TRASH ENCLOSURE FINISH TO MATCH BUILDING FINISH.

TRASH ENCLOSURE DETAIL

NOT TO SCALE